

"EXHIBIT NO. 3"

PUBLIC SALE

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OF VALUABLE REAL ESTATE

By virtue of the power and authority contained in the mortgage executed by Charles D. Walter, unmarried, and Harold D. Law and Lottie F. Law, his wife, dated February 18, 1947, to The Thurmont Bank, said mortgage securing the repayment of a promissory note of even date therewith, payable to The Thurmont Bank, and being recorded among the Land Records of Frederick County, Maryland, default having occurred therein, said mortgage having been assigned to the undersigned, who will offer at public auction at the Court House door in Frederick, Frederick County, Maryland, on

SATURDAY, JANUARY 26, 1957
at 10:00 o'clock A. M.

all that parcel or lot of land situate, lying and being on the westerly side of Water Street, in the Town and District of Thurmont, Frederick County, State of Maryland, having a frontage on the westerly side of said Street of 36½ feet and a depth of 97 feet, and being improved with a one story frame building, having been used in the past as a theatre.

For title reference, see deed from Edwin C. Creeger and Ethel M. Creeger, his wife, et al. to Charles Walter and Harold Law, dated January 6, 1939, and recorded in Liber 418, Follo 48, one of the Land Records of Frederick County, Maryland.

TERMS OF SALE: A deposit of 10% will be required of the purchaser or purchasers on the day of sale, the balance to be paid at the time of settlement, which shall be upon final ratification of the sale by the Circuit Court for Frederick County, Maryland. State and County taxes and other public charges assessed against the property will be adjusted as of date of final settlement. All costs of conveyancing, including Federal and State stamps requisite for the deed, shall be borne by the purchaser or purchasers.

THOMAS S. GLASS
Assignee

Null & Null, Auctioneers
Weinberg and Glass, Attorneys

AGREEMENT OF SALE

I (we) do hereby acknowledge that I (we) have purchased the real estate described in the advertisement attached hereto, at and for the sum of Five Thousand, Five Hundred Dollars (\$5,500.00), the sum of Five Hundred and Fifty Dollars (\$550.00) being paid this date and the balance in amount of Four Thousand, Nine Hundred and Fifty Dollars (\$4,950.00) being due and payable at the time of final settlement; and I (we) do further covenant and agree that I (we) will comply with the terms of sale as expressed in the advertisement attached hereto.

Witness my (our) hand(s) and seal(s) this

26th day of January, 1957.

WITNESS:

John H. Null

Edgar C. Richard (SEAL)
(SEAL)

PURCHASER(S)

Thomas S. Glass
Thomas S. Glass, Assignee
SELLER

John H. Null
Auctioneer

Filed January 30, 1957